

## Bureau of Environmental Health

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[www.hchealth.org](http://www.hchealth.org)

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Twitter: HowardCoHealthDep

**Maura J. Rossman, M.D., Health Officer**

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### MEMORANDUM

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health

DATE: July 24, 2018

RE: PB 438 Rover Mill Estates

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The Health Department has reviewed the above referenced application and has the following comment.

- There is a signed perc certification for the subdivision that matches the application.

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: June 26, 2018DPZ File No. PB-438**Department of Planning and Zoning**

1 Transportation Planning  
2 Resource Conservation (Historic/Ag Pres)  
1 Public Service and Zoning Administration  
1 Research  
1 Address Coordinator

1 Comprehensive & Community Planning  
1 Development Engineering Division  
1 Other  
2 File

**Agencies**

1 Soil Conservation District  
1 Department of Inspections, Licenses & Permits  
1 Department of Fire and Rescue Services  
1 State Highway Administration  
1 Health Department  
1 Public School System  
1 Recreation and Parks  
1 WSSC (Non-Residential Only)  
1 MD Aviation Administration

1 Tax Assessment  
1 Verizon  
1 BGE  
1 Cable TV  
1 Police  
1 MTA  
1 Finance  
1 DPW, Real Estate Services  
1 DPW, Construction and Inspection  
1 DPW, Bureau of Utilities

RE: Rover Mill EstatesENCLOSED FOR YOUR 1 Signature Approval1 Review & Comments 1 FilesTHE ENCLOSED 1 Original1 Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
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<u>1</u> Sketch Plan	<u>1</u>	<u>1</u> Wetlands Report
<u>X</u> Prel Equiv Sketch Plan	<u>2</u>	<u>1</u> Soils/Topo Map/Drain Area Map
<u>1</u> Preliminary Plan	<u>1</u>	<u>1</u> FSD/FCP/Worksheet and Application
<u>1</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<u>1</u> Declaration of Intent (Forest Cons)
<u>1</u> Final Constr Plans (RDS)	<u>1</u>	<u>1</u> Drainage and/or Computation/Pond Safety Comps
<u>1</u> Final Development Plan	<u>1</u>	<u>1</u> Preliminary Road Profiles
<u>1</u> Site Development Plan	<u>1</u>	<u>1</u> APFO Roads Test/Mitigation Plan/Traffic Study
<u>1</u> Landscape Plan/Supplemental Plan	<u>1</u>	<u>1</u> Noise Study
<u>1</u> Grading Plan	<u>1</u>	<u>1</u> Sight Distance Analysis/Speed Flow Study
<u>1</u> House Type Revision/Walk-Thru Red-Line	<u>1</u>	<u>1</u> Floodplain Study
<u>1</u> Water and Sewer Plan	<u>1</u>	<u>1</u> Stormwater Management Comps/Geo-Tech Report
<u>1</u> Applications	<u>1</u>	<u>1</u> Industrial Waste Survey (DPW)
<u>1</u> Waiver Petition Applic/Exhibit	<u>1</u>	<u>1</u> Road Poster Form Letter
<u>1</u> Planning Board Application	<u>1</u>	<u>1</u> Response Letter
<u>1</u> ASDP/CSDP Application	<u>1</u>	<u>1</u> Perc Plat
<u>1</u> DED Application/Checklist	<u>1</u>	<u>1</u> Scenic Road Exhibits
<u>1</u> DED Fee Receipt/Deeds/Cost Estimate	<u>1</u>	<u>1</u> Deeds
<u>1</u> Overall Scaled Composite	<u>1</u>	<u>1</u> Photographs
<u>1</u> Water & Sewer Plans	<u>1</u>	<u>1</u> Retaining Wall Comps/Details
<u>1</u> List of Street Names	<u>1</u>	<u>1</u> Poster/Community or HDC Meeting Information
		<u>1</u> Route 1 Details/Summary

WAS: 1 Received 1 Tentatively Approved  
1 Received and Revised 1 Approved

1 RecordedOn June 26, 2018COMMENTS: See memoSRC/Comments Due By: 7/20/18

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JS

Howard County Department of Planning and Zoning  
Division of Land Development

**PLANNING BOARD PUBLIC HEARING  
APPLICATION**

Date Submitted/Accepted 6/26/18

DPZ File Number PB438  
SP-18-001

Application is hereby made to the Howard County Planning Board for a:

☒ Comprehensive Sketch Plan ☐ Final Development Plan

in accordance with Section \_\_\_\_\_ of the Howard County Zoning Regulations.

**SITE DESCRIPTION**

Project/Subdivision Name: Rover Mill Estates / / /  
Phase Section Area

Location of property: Pfefferkorn Road and Rover Mill Road  
(Street address and/or road name)

Lots 1-7/Parcels A/B 15 14 3rd RR-DEO 16.42 AC  
(Lot/Parcel #) (Tax Map No.) (Grid/Block No.) (Election District) (Zoning District) (Total Area Shown - Acres)

Provide a brief description of the proposed comprehensive sketch plan/final development plan submitted for Planning Board hearing approval:

ADDRESS SUITE BILL 236, SEE ATTACHED  
SP-18-001

**OWNER:**

PFEFFERKORN ROVER MILL, LLC  
(Name)

1 PFEFFERKORN ROAD  
(Address)

WEST FRIENDSHIP, MD. 21794  
(City, State, Zip Code)

443-574-1600  
(Telephone) (Fax)

(E-mail) \_\_\_\_\_

Contact Person: RAJ KATHURIA

**ENGINEER/SURVEYOR:**

VOGEL ENGINEERING + TIMMONS, INC.  
(Name)

3300 N. RIDGE RD, SUITE 110  
(Address)

ELLICOTT CITY, MD 21043  
(City, State, Zip Code)

410-461-7666 410-461-8961  
(Telephone) (Fax)

(E-mail) R.Vogel@VogelEng.com

Contact Person: Bob Vogel

## APPLICATION REQUIREMENTS

Submission of an application for a Planning Board Public Hearing will require completion of all the following items at the time of the initial submittal to ensure acceptance of the application and plan for processing. Applications found to be incomplete will be rejected prior to entering the County's plan processing system.

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY.**  
**All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

### I. **Number of Copies Required**

- ☒ Plans 14 However, when a subdivision plan is being concurrently reviewed with the Planning Board application, only 2 sets of plans are required along with 14 copies of the application form
- ☒ Applications 14
- ☒ Other Reports/Documents – see checklist item 12

### II. **Plan Requirements Checklist**

The attached submission checklist must be completed and signed by the qualified professional responsible for the plan preparation.

### III. **Fees**

The Planning Board Public Hearing application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **Plans will not be accepted for processing until fees have been paid.** For more information or questions, please contact DPZ at (410) 313-2350.

### IV. **Advertising**

Notice of the public hearing shall be published in accordance with the Planning Board rules of procedure and/or the Zoning Regulations. The proposed advertising notice will be prepared by the Department of Planning and Zoning. The responsibility for having it published one time in 2 local newspapers of general circulation in Howard County within at least thirty (30) days prior to the hearing, and the cost of advertising is to be borne by the Petitioner. The applicant further agrees to submit two (2) approved certificates of the text and publication date of the advertisement at or before the time of the hearing.

### V. **Posting**

The subject property shall be posted with the time and date of the hearing for a period of time not less than thirty (30) days prior to the hearing. Posters will be prepared by the Department of Planning and Zoning and are to be erected and maintained by the Petitioner. The number of posters required shall be determined by the Department of Planning and Zoning.

### VI. **Certification of Applicant**

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. **\*If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**

  
(Signature of Property Owner/Agent)\*

  
(Date)

Howard County Department of Planning and Zoning  
Division of Land Development

## PLANNING BOARD PUBLIC HEARING PLAN CHECKLIST

Project Name ROVER MILL ESTATES

DPZ File No. SP-18-001

### PLAN REQUIREMENTS AND PREPARATION INFORMATION

The purpose of the Planning Board Public Hearing plan and application is to:

1. Show the approximate property boundaries and acreage for a particular phase of the \_\_\_\_\_ Zoning District and to establish the permitted land uses and development design criteria on a comprehensive sketch plan and final development plan.  
**or**
2. Indicate to the County and the Planning Board the proposed development plan for projects in zoning districts that require Planning Board approval of a sketch plan.

The following checklist is to serve as a guide in preparing the Planning Board plan for submittal. Compliance with the following will assure processing in an expeditious manner. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the plan for resubmittal and re-review.

Legend:	<u>✓</u> Information Provided	<u>X</u> Information Not Provided, Justification Attached
	<u>NA</u> Not Applicable	

- ✓ 1. Plan size 24" x 36" (sketch plans) or 18" x 24" (FDP=s) with 1/2" border on all sides. **Plans must be folded to a size no larger than 7-1/2" x 12".**
- ✓ 2. Scale of Plan: 1" = 200'. Larger engineering scales are allowed to present a well detailed plan for the higher density land uses.
- ✓ 3. Name and address of developer, fee simple owner, engineer, and/or surveyor (include all applicable).
- ✓ 4. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within two hundred (200) feet of the proposed property line. Indicate existing structures, historic structures and cemeteries or burial grounds on site. Identify the uses of existing structures.
5. Proposed lot layout with topography. Lots will be numbered consecutively throughout entire subdivision in anticipated order of development, including open space lots.
- ✓ 6. Proposed street systems and existing public streets with right-of-way widths. Existing streets will indicate proposed right-of-way width as shown on the General Plan.
- ✓ 7. Development data including land characteristics, availability of public utilities, existing and proposed open space.
  - a. Approximate delineation of 100-year floodplain, streams and non-tidal wetlands; 25 foot buffer for wetlands; buffers for streams; existing and proposed stormwater management systems.
  - b. Steep topography: differentiate by shading or crosshatching slopes of 15-24.9% and slopes exceeding 25% or greater. Extend topography contours 200 feet off site.

- c. Existing vegetation:
  - 1) Locate on the plan existing vegetative communities and specimen trees (unusual size, species or prominent location).
  - 2) Chart which includes:
    - a) Description of vegetative communities (e.g. hardwood forest, open field, hedgerow, wetlands). If wooded, give dominant species and typical caliper of trees.
    - b) Maturity and general condition of each community.
    - c) Specimen trees - species, size and condition.

✓ 8. Provide a vicinity map indicating and identifying the total boundary of the property, exact site location, vicinity roads, scale and north arrow.

9. North arrow.

- ✓ 10. Title Information: locate in lower right-hand corner of the plan and include the following:
- a. Proposed name which shall not be a duplicate of any other subdivision or development name in the Baltimore Metropolitan Area;
  - b. Scale of plan;
  - c. Location by election district, County and State;
  - d. Tax map, grid and parcel number;
  - e. Reference, by Department of Planning and Zoning file number, any prior submittals including sketch plan, preliminary plan, preliminary equivalent sketch plan, final plan, waiver petitions, and Board of Appeals or Zoning Board cases, etc.; and
  - f. Date of completion.

✓ 11. Information citing existing and projected traffic impact on surrounding roads and intersections developed in accordance with the Howard County Design Manual Criteria and the Adequate Public Facilities Act.

- ✓ 12. The following information is generally required depending on the scope, size and location of the proposed development:
- a. Schematic grading plan indicating grading for roads, structures, stormwater management and other improvements with clear indication of the limits of disturbance.
  - b. Noise study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (3 or 4\* additional copies if SHA road involved).
  - c. Building elevations.
  - d. Cross sections of the site indicating building(s) in relationship to topography, vicinal properties, roads and screening.
  - e. Landscaping plan.
  - f. Written narrative of the Planning Board's consideration criteria as indicated in the Zoning Regulations for each Zoning District.
  - g. Copy of written development criteria describing permitted uses, bulk regulations including densities, minimum lot sizes, lot widths, building coverage, front, side and rear yard setbacks and height limitations, etc., and landscaping and parking requirements, if applicable.
  - h. APFO Roads Test/Traffic Study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (5 or 8\* additional copies if SHA road involved).
  - i. Scenic Road Exhibit required if the site abuts a scenic road.

Howard County Department of Planning and Zoning  
Division of Land Development

**PLANNING BOARD PUBLIC HEARING APPLICATION WORKSHEET**  
(For DPZ Use Only)

<b>Project Name</b> _____	<b>DPZ File Number</b> _____
DPZ Plan Reviewer _____	Submission Date _____
Plan Consultant Representative _____	Time _____

**I. Application Requirements** **Indicate Yes, No or N/A**

- a. ☐ DPZ application and checklist are complete.....
- b. ☐ Required number of plans and applications are provided .....  
(14 sets required, unless this application is being concurrently  
reviewed with a subdivision plan, then only 2 sets of plans and  
14 applications are required)

**II. Fee Computation** **Fee**

Planning Board public hearing fee ..... **\$585.00**

Poster fee: (☐ \$25 per poster).....

**TOTAL** \_\_\_\_\_

**III. Certification**

Cash Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_  
**SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

Check issued by \_\_\_\_\_

☐ Planning Board application is accepted for processing.

☐ Comments due date.

☐ Application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

ROVER MILL ESTATES  
SDP-18-001  
CRITERIA REQUIREMENTS OF MARYLAND SENATE BILL 236

THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012

THE POTENTIAL ENVIRONMENTAL ISSUES OF A NATURAL RESOURCES  
INVENTORY RELATED TO THE PROPOSED TIER III RESIDENTIAL MAJOR  
SUBDIVISIONS

The site is located at the northwest quadrant of Rover Mill Road and Pfefferkorn Road and is proposed to accommodate seven proposed 1-acre lots utilizing the clustering option of the RR-DEO section of the Zoning Regulations. The purpose of these Regulations is to encourage the retention of agricultural or environmental areas. The seven lots are located in the area of the property which was recently farmed. A use-in-common driveway will serve six of the lots which results in less grading, disturbance and paving as compared to a public road. There are no road improvements proposed for Pfefferkorn Road which is classified as scenic road.

The property contains two perennial streams, wetlands, setbacks, floodplain, and existing forest. The intent of the design is to avoid these environmental features and confine the development within the previously farmed areas. The proposed subdivision identifies and preserves the environmental features by establishing easements and keeping these features off the buildable lots.

The stormwater runoff rates from farm crops (existing) is very similar to low density residential development (proposed). Additionally, the project will provide stormwater management in accordance with the MDE Environmental Site Design criteria. Therefore, the proposed development will provide stormwater management practices where it did not previously exist. These practices include bio-retention facilities and drywells.

Through the development of the project, the environmental features will be permanently preserved by the establishment of easements. The development limits for the seven lots has been confined to the previously farmed areas minimalizing the need for new disturbances.



# SITE DATA

LOCATION: TAX MAP 15, BLOCK 14  
PARCEL: 169  
3RD ELECTION DISTRICT  
PRESENT ZONING: RR-DEO  
GROSS AREA OF PROJECT: 16.42 AC.  
AREA OF RIGHT-OF-WAY DEDICATION: 1.21 AC.  
LIMIT OF DISTURBANCE: 6.15 AC.  
PROPOSED USE OF SITE: RESIDENTIAL (SFD)  
NUMBER OF RESIDENTIAL LOTS PROPOSED: 7 LOTS  
AREA OF RESIDENTIAL LOTS PROPOSED: 7.31 AC.  
AREA OF STREAM/BUFFER: 3.35 AC.  
AREA OF WETLANDS/BUFFER: 3.30 AC.  
AREA OF MODERATE SLOPES (15%-24.99%): 0.00 AC.  
AREA OF STEEP SLOPES (25% OR GREATER): 0.00 AC.  
AREA OF FLOOD PLAIN: 0.86 AC.  
NET PROJECT AREA: 15.56 AC.  
AREA OF EXISTING FOREST COVER: 3.91 AC.  
AREA OF ERODIBLE SOILS: 5.82 AC.  
AREA MANAGED BY ESDV (\*THIS PLAN): 5.78 AC.  
\*IMPERVIOUS AREA: 0.90 AC.  
\*GREEN AREA: 4.88 AC.  
DPZ REFERENCES: ECP-18-009

LOT AREA TABULATION				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	43,617 SF	N/A	43,617 SF	40,000 SF
2	41,234 SF	541 SF	40,693 SF	40,000 SF
3	54,408 SF	1,064 SF	53,344 SF	40,000 SF
4	52,719 SF	2,099 SF	50,620 SF	40,000 SF
5	43,205 SF	1,468 SF	41,737 SF	40,000 SF
6	40,869 SF	840 SF	40,028 SF	40,000 SF
7	42,179 SF	N/A	42,179 SF	40,000 SF

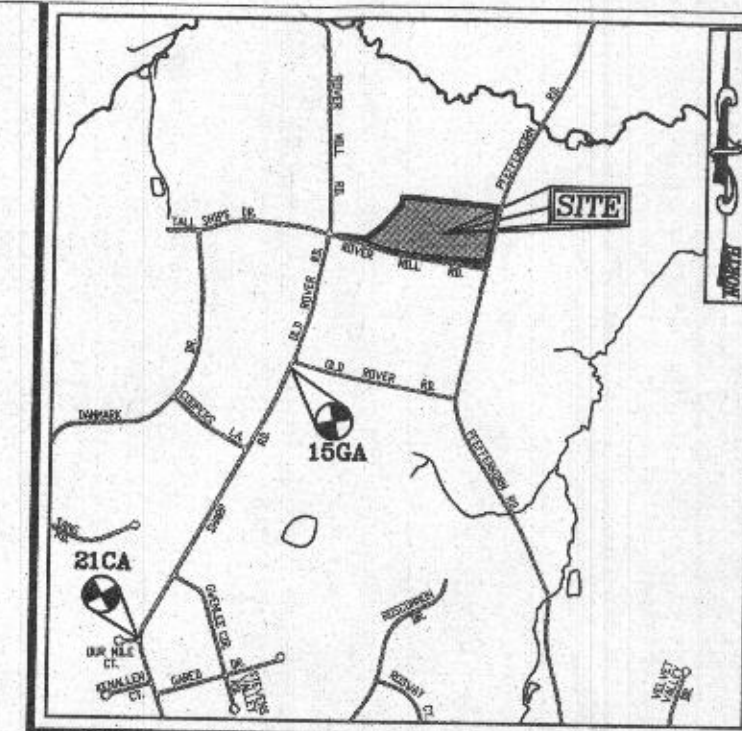
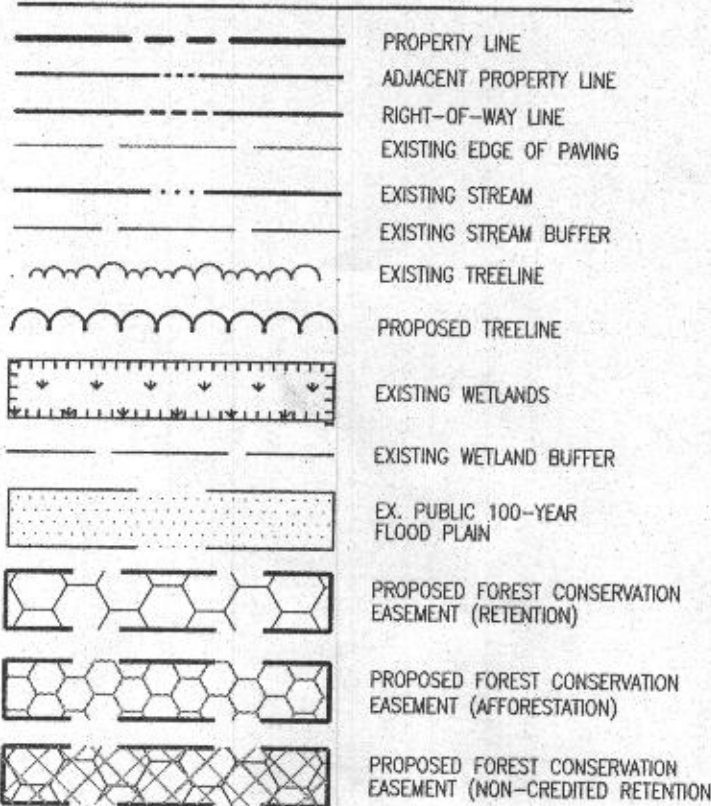
## GENERAL NOTES

- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 05, 2017.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH 2' CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2017. INFORMATION IS SUPPLEMENTED WITH HOWARD COUNTY GIS DATA.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 1504 AND 21CA WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "RR-DEO" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT OR IN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-18-009) WAS APPROVED ON APRIL 02, 2018.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON DECEMBER 5, 2016 AT 6:00 PM AT GLENWOOD LIBRARY.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- A TOTAL OF 9 LOTS/PARCELS ARE PROPOSED UNDER THIS PLAN.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- AN APPO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED.
- A MAP STUDY IS NOT REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL - VOLUME 3, CHAPTER 2 - SECTION 2.8.B, AND THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.0.2.2.A, PARKING REQUIRED AT 2.0 SPACES PER UNIT. OFF STREET PARKING TO INCLUDE GARAGE SPACES, DRIVEWAY, PARKING PADS AND COURTS. GARAGES COUNT AS TWO SPACES. SEE TABULATION THIS SHEET.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 105.0.7 OF THE ZONING REGULATIONS, ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED FOR PROJECTS ZONED RR-DEO AND UTILIZING THE CLUSTER SUBDIVISION OPTION.
- IN ACCORDANCE WITH SECTIONS 105.6 AND 106.0 OF THE ZONING REGULATIONS, THIS PROJECT IS BEING DEVELOPED UTILIZING THE CLUSTER SUBDIVISION REQUIREMENTS AND DENSITY EXCHANGE OPTION. THIS SUBDIVISION REQUIRES 4 DWELLING UNITS FROM AN ELIGIBLE SENDING PARCEL.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LOTS 2-7 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAYS SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAN.
- A PRIVATE BANK OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DRIVEWAY ACCESS POINT ONTO ROVER MILL ROAD AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES. THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
- THIS PROPERTY IS IN GROWTH TIER III, PER SE-236. MAJOR SUBDIVISIONS OF 5 LOTS OR MORE ARE PERMITTED UTILIZING ON-SITE SEPTIC SYSTEMS, COMMUNITY SEPTIC SYSTEMS, OR A SHARED FACILITY IN HOWARD COUNTY SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL. RECOMMENDATION.
- WATER AND SEWER SERVICE TO BE PROVIDED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 10, 2017. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 10, 2017.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS. FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN, UNLESS WAIVER APPROVAL IS GRANTED.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE PLACEMENT OF 3.91 ACRES (3.24 AC. GREATER & 0.67 AC. NON-CREDITED) OF ONSITE RETENTION INTO A RETENTION EASEMENT AND BY THE PLACEMENT OF 3.08 ACRES INTO AFFORESTATION EASEMENTS.
  - FINANCIAL SURETY FOR THE REQUIRED AFFORESTATION SHALL BE POSTED WITH THE FINAL PLAN DEVELOPERS AGREEMENT.
- PERIMETER LANDSCAPING AND TRASH PAD SCREENING FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. POSTING OF FINANCIAL SURETY WILL BE PROVIDED IN CONJUNCTION WITH THE FINAL PLAN DEVELOPERS AGREEMENT.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$23,850.00 FOR THE REQUIRED 72 SHADE TREES, 14 DECIDUOUS AND 5 SHRUBS SHALL BE POSTED WITH THE FINAL PLAN DEVELOPERS AGREEMENT. CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THAT GROUNDWATER AND ROCK ARE NOT PRESENT AT RAIN GARDEN AND MICRO-BIORETENTION LOCATIONS. INFORMATION REGARDING THE FINDINGS IS LOCATED IN THE SWM REPORT.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6), ROOFTOP DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND DRY WELLS (M-5). THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE PRIVATE LOT OWNER. REFERENCE 2010 MDE STORMWATER DESIGN MANUAL (CHAPTER 5).
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B' SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE PURPOSE OF PRESERVATION PARCEL 'A' IS TO PROVIDE ROOM FOR ADDITIONAL LANDSCAPING ALONG SCENIC PFEFFERKORN ROAD. THE PURPOSE OF PRESERVATION PARCEL 'B' IS TO ISOLATE AND PROTECT EXISTING ENVIRONMENTAL FEATURES LOCATED ON THE SUBJECT PROPERTY.
- PROTECTIVE DEVICES THAT DETER HEAVY EQUIPMENT MUST BE INSTALLED AROUND WELLS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. TO ENHANCE VISIBILITY OF THE WELLS LOCATIONS, PLASTIC ORANGE FENCING SHOULD BE INCLUDED.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- TRAFFIC CONTROL DEVICES:
  - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
  - ALL TRAFFIC CONTROL DEVICES, AND THEIR LOCATIONS, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
  - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, "QUICK PUNCH", SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.1205(a)(7), FILED AS WP-18-\_\_\_\_, TO REMOVE 4 SPECIMEN TREES WAS APPROVED ON \_\_\_\_.
- THERE IS APPROXIMATELY 0.86 ACRES OF 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 28TH, 2018, AND WAS APPROVED ON \_\_\_\_.

COORDINATE TABLE		
NO.	NORTH	EAST
200	593428.27	1314950.00
201	593420.46	1314947.52
202	592802.48	1314803.14
203	592901.88	1314095.63
204	592958.50	1313741.33
205	593111.52	1313167.31
206	593063.68	1313497.83
207	593239.82	1313722.68
1001	593532.31	1313922.68
1002	593451.67	1313906.34

# PRELIMINARY EQUIVALENT SKETCH PLAN ROVER MILL ESTATES LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B' PFEFFERKORN ROAD & ROVER MILL ROAD WEST FRIENDSHIP, MD 21794 L. 16745 / F. 155 16.42 AC.

## LEGEND:



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP: PAGE: 17 BLOCK: D4 & E4

## BENCHMARKS

HOWARD COUNTY BENCHMARK 150A (CONC. MON.)  
N 591748.48 E 1312780.44 ELEV. 587.84  
LOCATION: NEAR NORTH END OF SHARP ROAD  
(CUL. DE SAC)  
HOWARD COUNTY BENCHMARK 21CA (CONC. MON.)  
N 588897.35 E 131235.79 ELEV. 612.60  
LOCATION: CORNER OF SHARP RD. & OUR MILE CT.

## DENSITY EXCHANGE TABULATION

SECTION 105.0 OF THE ZONING REGULATIONS AND SECTION 106.0 OF THE ZONING REGULATIONS	
RECEIVING PARCEL INFORMATION	ROVER MILL ESTATES TM: 15, GRID: 14, PAR: 169 SP-18-001
GROSS ACREAGE OF PARCEL	16.42 ACRES
NET ACREAGE OF PARCEL	15.56 ACRES
MAXIMUM NUMBER OF UNITS ALLOWED BY RIGHT	16.42 ACRES/4.25 (ACRES PER UNIT) = 3.86 UNITS
MAXIMUM NUMBER OF DENSITY UNITS ALLOWED	15.56 NET ACRES = 7 UNITS
PROPOSED PROJECT UNITS	7 UNITS-3 UNITS = 4 DEO UNITS
NUMBER OF DEO UNITS REQUIRED	4 UNITS REQUIRED
SENDING PARCEL INFORMATION	4 DEO UNITS FROM TBD AT FINAL PLAN STAGE

## SHEET INDEX

DESCRIPTION	SHEET NO.
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LAYOUT PLAN	2 OF 11
LAYOUT PLAN	3 OF 11
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SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN	5 OF 11
STORM DRAIN DRAINAGE AREA MAP	6 OF 11
LANDSCAPE PLAN, NOTES AND DETAILS	7 OF 11
FOREST CONSERVATION PLAN	8 OF 11
FOREST CONSERVATION NOTES AND DETAILS	9 OF 11
ESDV - SWM PLAN AND DRAINAGE AREA MAP	10 OF 11
ESDV - SWM NOTES AND DETAILS	11 OF 11

## OWNER/DEVELOPER

PFEFFERKORN ROVER MILL, LLC  
C/O RAI KATHURIA  
12668 FREDERICK ROAD  
WEST FRIENDSHIP, MD 21794  
(443) 574-1600

## PRELIMINARY EQUIVALENT SKETCH PLAN

## COVER SHEET

ROVER MILL ESTATES  
LOTS 1-7 AND NON BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
PFEFFERKORN ROAD  
WEST FRIENDSHIP, MD 21794  
L. 16745 / F. 155  
16.42 AC.

3RD ELECTION DISTRICT  
TAX MAP: 15, GRID: 14

PARCEL: 169  
ZONED: RR-DEO  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELICOTT CITY, MD 21043  
TEL: 410-461-7866  
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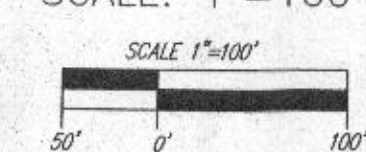
DESIGN BY: RHV  
DRAWN BY: JMR  
CHECKED BY: RHV  
DATE: MAY 2018  
SCALE: AS SHOWN  
W.O. NO.: 15-36

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2018.

1 SHEET 11

## COVER SHEET

SCALE: 1"=100'



## PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED : 7

PARKING SPACES REQUIRED:  
OFF-STREET PARKING AND OVERFLOW/GUEST PARKING SPACES  
2.0 SPACES PER UNIT = 14 SPACES

PARKING SPACES PROVIDED:  
SPD = 2 GARAGE/2 DRIVEWAY  
2 SPACES IN GARAGE = 14 SPACES (FOR 7 UNITS)  
2 SPACES ON DRIVEWAY = 14 SPACES (FOR 7 UNITS)

-TOTAL REQUIRED = 14 SPACES  
-TOTAL PROVIDED = 28 SPACES

## SWM PRACTICE CHART ESD PRACTICES BY LOT

LOT #	ESD PRACTICE
1	DISCONNECT ROOFTOP RUNOFF (N-1), DISCONNECT NON-ROOFTOP RUNOFF (N-2), AND DRY WELL (M-5)
2	DISCONNECT NON-ROOFTOP RUNOFF (N-2) AND (4) DRY WELLS (M-5)
3	MICRO-BIORETENTION (M-6)
4	MICRO-BIORETENTION (M-6)
5	DRY WELL (M-5) AND MICRO-BIORETENTION (M-6)
6	(3) DRY WELLS (M-5) AND MICRO-BIORETENTION (M-6)
7	MICRO-BIORETENTION (M-6)
UIC DRIVE	DISCONNECT NON-ROOFTOP RUNOFF (N-2) AND MICRO-BIORETENTION (M-6)

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED:

PLANNING BOARD OF HOWARD COUNTY

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

COUNTY HEALTH OFFICER

DATE



SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	ERODIBLE
GcB	GLENDLE LOAM, 3 TO 8 PERCENT SLOPES	B	.28	NO
GcB	GLENDVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	.43	YES
GoB	GLENDVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	.43	YES
MoC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.28	NO

NOTE:  
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT  
OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH  
A SLOPE GREATER THAN 5 PERCENT

Maryland State Grid Meridian

E 1314200

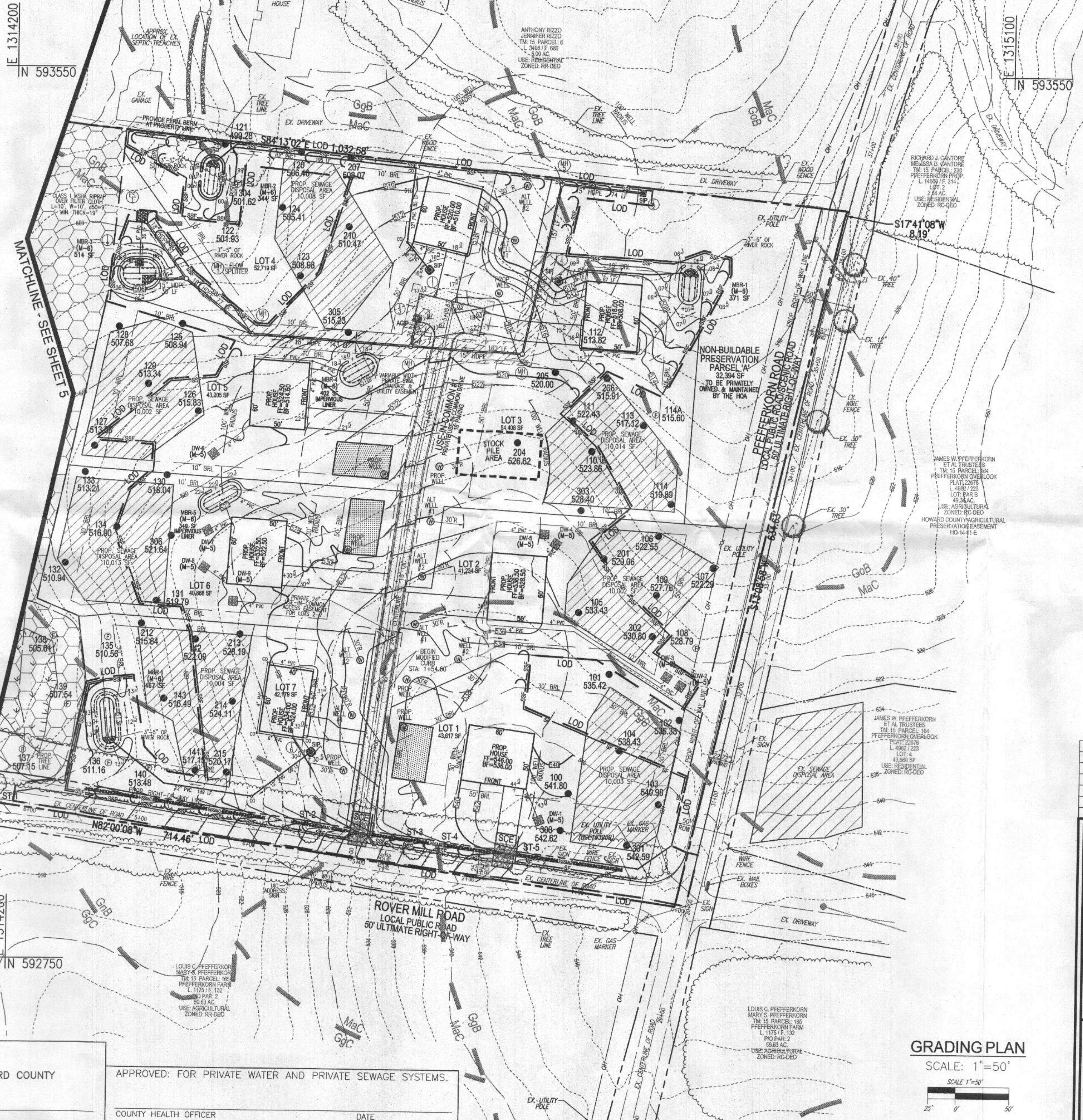
N 593550

MATCHLINE - SEE SHEET 5

E 1314200

N 592750

MATCHLINE - SEE SHEET 5



# LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING STREAM BUFFER
- EXISTING STREAM
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7
- PROPOSED MICRO-BORETENTION FACILITY (M-6)
- PROPOSED DRY WELL (M-5)
- SOILS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- PASSED PERC. TEST
- FAILED PERC. TEST
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
- PROPOSED FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PROPOSED WELL

WARNING:  
INSTALL HIGHLY VISIBLE AND PROTECTIVE DEVICES AROUND WELLS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. MAINTAIN PROTECTIVE DEVICES THROUGHOUT DURATION OF CONSTRUCTION ACTIVITIES

NOTE: LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

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WEST FRIENDSHIP, MD 21794  
(443) 574-1600

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
SOILS MAP, GRADING, EROSION  
AND SEDIMENT CONTROL PLAN  
ROVER MILL ESTATES  
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TEL: 410.461.7666  
FAX: 410.461.8961

STATE OF MARYLAND  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT H. VOGEL, PE No. 16193

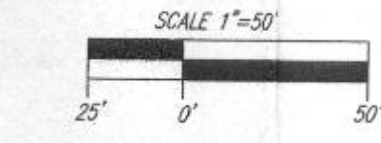
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EXPIRATION DATE: 09-27-2018

4 SHEET OF 11

## GRADING PLAN

SCALE: 1"=50'



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED:  
PLANNING BOARD OF HOWARD COUNTY

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

COUNTY HEALTH OFFICER

PLANNING DIRECTOR

DATE

DATE

DATE